

MAJORITY BUYERS for N. J. PROPERTY

Offered by EMPIRE STATE

**UNUSUAL CHANCE FOR HOME BUYERS**

Houses and Lots on and Near the Palisades on Sale List.

**HIGH CLASS PARCELS AT VERY LOW PRICES**

Sales Supervised by B. D. Haight, of State Banking Department.



ARTISTIC HOUSE, 31 LAFAYETTE AVE., GRANTWOOD  
OPPOSITE GRANT'S TOMB at \$10,000



MODEL 7 ROOM COTTAGE, ALL IMPROVEMENTS  
IN HILLSIDE AVE., GRANTWOOD at \$4,500.

**GAINING IN FAVOR WITH CITY PEOPLE**

**Greater Popularity of Mt. Lakes Park Due to Charms of Place.**

**1,000 ACRES IN THE DEVELOPMENT**

New Buildings Include a \$25,000 School—Cornerstone of Another Church Laid.

Lakes station and the schoolhouse, in that it is being built of native stone in its natural state, with cut stone trimmings. The seating capacity is about four hundred people.

Among the thousand present at the laying of the corner stone were the following New York men and their families: A. J. Haven, cashier of the Bank of America; H. S. Watson, artist; H. W. Post, consulting engineer; Theodore Cocheu, vice-president of the American Surety Company; R. D. Spencer, attorney; Dr. A. S. Keever, J. B. Watson, exporter; L. Unshur, of the American Thread Company; C. B. Reynolds, J. H. Senior, of the Standard Oil Company; F. W. Bain, attorney; J. S. Gordon, of the New York Custom House; Major C. W. Smith and W. L. Lawson, broker.

The following men are the members of the committee who helped raise the fund for the building of the church: W. W. Wallace, chairman; John L. Upton, clerk; W. R. Doremus and H. L. Gale.



COLONIAL HOUSE, 226 ROFF AVE., MORSEMERE  
OFFERED AT \$6,000

**IN NO HURRY TO RETURN**

**Summer Residents of Long Island Making Longer Stay.**

Usually immediately after Labor Day a large number of automobiles loaded down with household goods are seen on the Jericho Turnpike from mid-island sections, on the Motor Parkway from Brentwood and on the Merrick Road from Bayshore, but this year the summer residents have elected to remain longer and enjoy the beauties of autumn in the country.

The all year inhabitants, and they are increasing each year in the new home developments at Brentwood in the Pines and at Brightwaters, have found that this section of Long Island offers more each year in the way of city conveniences, so that to-day comforts of the home and the frequency of trains make life in Suffolk County compare favorably with city living, with the added attractions of pure air and russet foliage.

The Brentwood Realty Company has improved several miles of road this year and extended the bluestone sidewalks through its property. The investment value of land both in Brentwood and Bayshore has been undiminished during the unsettled season just passed, which is indicative of the reliability and safety of this character of asset.

**TAXPAYERS PLAN FALL CAMPAIGN**

**Long Programme of Activity Arranged by United Owners.**

**TWENTY COMMITTEES STUDYING PROBLEMS**

**Henry Bloch Says Realty Has Proved Itself To Be Safest Investment.**

**CITY AND UPSTATE MEN TO MEET**

Plans for State Convention Here Will Be Discussed To-morrow.

**Fire Heavy Drain on Resources**

Because of Extra Hazard, Real Estate Board Advises That Special Precautions for Safety Be Taken by Agents and Owners of Property.

**THE DALHOUSIE WELL LOCATED**

This Modern Fireproof Apartment House Overlooks Central Park.

At almost every public hearing at which the finances or the real estate of the city has been discussed in recent years the realty interests have been represented in large numbers. The fact that their activity is not to abate but is to become stronger and more general than before, is evidenced by the ambitious programme of the United Real Estate Owners' Association at their first fall meeting a few nights ago at the Hotel Astor.

Henry Bloch, the president, in outlining the work of his association said yesterday: "All preparations have been made for an energetic and vigorous campaign for the owners of real estate in this city. We have twenty active committees studying the many problems confronting the property owner and helping to strengthen confidence in the ownership of real estate, which has in these troublesome times proved itself to be the safest and most secure of investments."

Mountain Lakes Residential Park, located high in the Kittatinny Mountains, 900 feet above the sea level, is rapidly gaining favor with the New York City and upstate residents. Being but forty-four minutes out on the Lackawanna Railroad, it permits of the most convenient commuting to all parts of Manhattan.

Residents of Mountain Lakes, 1,000-acre park enjoy all the conveniences of a well regulated city, with unusual country advantages, within commuting distance of New York. At this time a purchaser at Mountain Lakes Residential Park need take nothing for granted nor wait for promised improvements, rivers to be dammed, roads made or the installation of any of the necessities which the comfort living public refuse to forego to enjoy the beauties of country living. Mountain Lakes Residential Park is a finished product. Everything for comfortable country living is there now. Some 2,000 residents of this unequalled mountain and lake country.

Over twenty miles of drives have been put through the park, winding their way through homes and above lakes. Streets have been electrically lighted by the German unit system, giving uniform lighting to all the walks and drives. Fine artesian water system is in operation and carried to all homes, and owing to the rapid increase in the number of residents new wells are now being driven to increase the water supply. The high pressure water system gives ample fire protection and uniform police force has been organized.

As an index of the progress which is being made at this remarkable suburban park, it is of interest to note the new school, which is just open, built by the Township of Hanover, of which J. C. Lehr is president. It was erected under the supervision of the State Board of Education at a cost of \$25,000. This school was formally opened last week, with Henry Williams as principal and four assistant teachers. This new building is novel in design, and is at Boulevard and Lake Drive, facing streets on the park and is easily accessible to all homes in the park. It is for the exclusive use of the children of the residents.

The building is constructed of native stone, with cut granite trimmings, and is most modern and complete in every detail. It contains seventeen rooms, including class rooms, teachers' room, fine play room and manual training room. The building is thoroughly heated with steam, has running water and the modern system forced ventilation. This building is on a three-acre plot, providing ample playgrounds, which will include a baseball field.

There are three new churches organized within Mountain Lakes Park, and the cornerstone of one of these, the new Mountain Lakes Dutch Reformed Church, was laid on Sunday, September 6. The Rev. R. B. Depeur is pastor, assisted by the Rev. C. S. MacFarland, secretary of the Civic Federation of Churches, and the Mountain Lakes Church will to some degree conform to the same style of architecture as the Mountain

A letter has been sent to all members by the real estate board calling attention to the serious consequences that would result from a conflagration at this time because of existing financial conditions. It was issued as a result of recent correspondence between a fire insurance company and the board.

The letter also calls attention to the necessity for agents warning holders of fire insurance policies to take special precautions for safety; third, to the urgent necessity of all members of the Real Estate Board notifying the insurance companies where risks are not sufficiently covered in proportion to the fire hazard.

The Real Estate Board's warning to its members is in part as follows: "It is said that normal fire losses have been heavy, and if a serious conflagration should come the existing banking conditions would produce unworkable results, as the fire companies would have to sell securities. With the Stock Exchange closed and practically no market, this would lead to a disturbance which would be serious to all."

"Marshall Field & Co. of Chicago, have instructed their help to be exceptionally careful at this time regarding fire hazard, and advise all to take wise precautions, particularly at present, to prevent fire loss."

"An insurance company, commenting on this, says: 'Fire insurance companies are about the only market where a man can realize a hundred cents on the dollar for his building, machinery or stock. The moral hazard that is created is unprecedented and serious. The greatest service an agent can render at this particular time is to consider carefully the position of every policyholder. If he fails to measure

up in character, good housekeeping on his own premises, safe control of fire hazards, or doubtful financial condition, you should act in the interest of the companies, which is also the public's at this time."

"We beg to commend the entire soundness of the propositions to your immediate notice. Where there is any doubt on your part as to the extra hazard of the companies now, it is your immediate duty to advise the fire insurance companies of this fact so they may take such action as they deem advisable for the protection of themselves and the community at large."

"Considering the large amount of insurance placed by the board members acting as insurance brokers, it is highly desirable that our members take immediate action to convince insurance companies that their interest essentially is our interest, as well as the interest of the bulk of the policyholders whose risks they now insure. You cannot act too quickly in this matter for the benefit of all."

The warning is signed by Elisha Sniffin, secretary of the board.

The Dalhousie, 40 to 48 West 59th st., between Fifth and Sixth avenues, occupies one of the finest and most central locations in the city. This is a solidly constructed and absolutely fireproof building, overlooking Central Park on the north, with an uninterrupted view of the city and harbor on the south.

Every apartment has both a northern and a southern exposure. There are four large windows in each apartment, facing Central Park and from four to eight windows commanding on the south the view of the lower section of the city.

The Dalhousie has eight or more rooms and the duplex ten rooms and two baths. The parlors, libraries and dining rooms, which are finished in hard wood, have high and beautiful ceilings, while the bedrooms, which are finished in white, have ceilings ten feet high.

The plumbing, tiling and electric lighting are all of the latest and best. In every dining room and in each of the principal bedrooms is a separate flue extending to the roof, affording the best possible ventilation. Noiseless elevators run night and day.

Much attention is given to keeping the service of the Dalhousie up to the highest standard. To serve the tenants and to promote their comfort and convenience are the objects constantly kept in view. The management attracts to the premises tenants of high standing.

The Dalhousie is an apartment house for families, many of the occupants having moved to the place from their own private houses. Many of the tenants have also lived at the Dalhousie since it was opened for occupancy.

The modern Philippe Manor property has been one of the most successful and conscientiousness and care, five or six years being put upon improvements, at a cost of \$1,250,000, before individual plots were offered for sale. The most elaborate possible improvements, extensive and expensive, were installed. Over five miles of sidewalks, five feet wide, and roads macadamized from curb to curb, are among the modern improvements of the property. In the laying out of the property was to retain forever a view of the river for each house. Ten avenues, sixty feet in width, extend from Hudson to the Tappan Zee, forever in evidence. The heavy, macadam road extends over three and a half miles, and there are five miles of gravelly sidewalks. The present owners acquired the property direct from the English syndicate at a price not officially stated, but which reliable authority gives as approximately \$1,250,000.

The present owners are especially enthusiastic over the fact that Philippe Manor is one of the finest and largest waterfront properties in the suburban Hudson and Hudson Valley region. The Philippe Manor House is now used as a private residence, having been erected as the "Castle of Flynpe" in the early Colonial period, in the middle of the eighteenth century. It is, of course, a most interesting residence, on account of its historic associations. The new management assures progress and success on account of its remarkably brilliant history. It is a property of the highest value, and its present owners are especially enthusiastic over the fact that Philippe Manor is one of the finest and largest waterfront properties in the suburban Hudson and Hudson Valley region. The Philippe Manor House is now used as a private residence, having been erected as the "Castle of Flynpe" in the early Colonial period, in the middle of the eighteenth century. It is, of course, a most interesting residence, on account of its historic associations. The new management assures progress and success on account of its remarkably brilliant history. It is a property of the highest value, and its present owners are especially enthusiastic over the fact that Philippe Manor is one of the finest and largest waterfront properties in the suburban Hudson and Hudson Valley region.

**NEWARK PROPERTIES SOLD**

New Owners for Dwelling and Apartment Houses.

**Lessee Gets Option to Purchase the Property.**

Kenneth Ives & Co. have rented for two years, with option to purchase, the Strong Place, on Broadway, Irvington-on-Hudson, to Eugene C. Bauck, president of the Bauck Wall Paper Company. He will make extensive improvements.

The same brokers have rented for Mrs. Edward Dixon her house on Broadway, Hastings-on-Hudson, to W. D. Pagnon.

**RENTS IRVINGTON ESTATE**

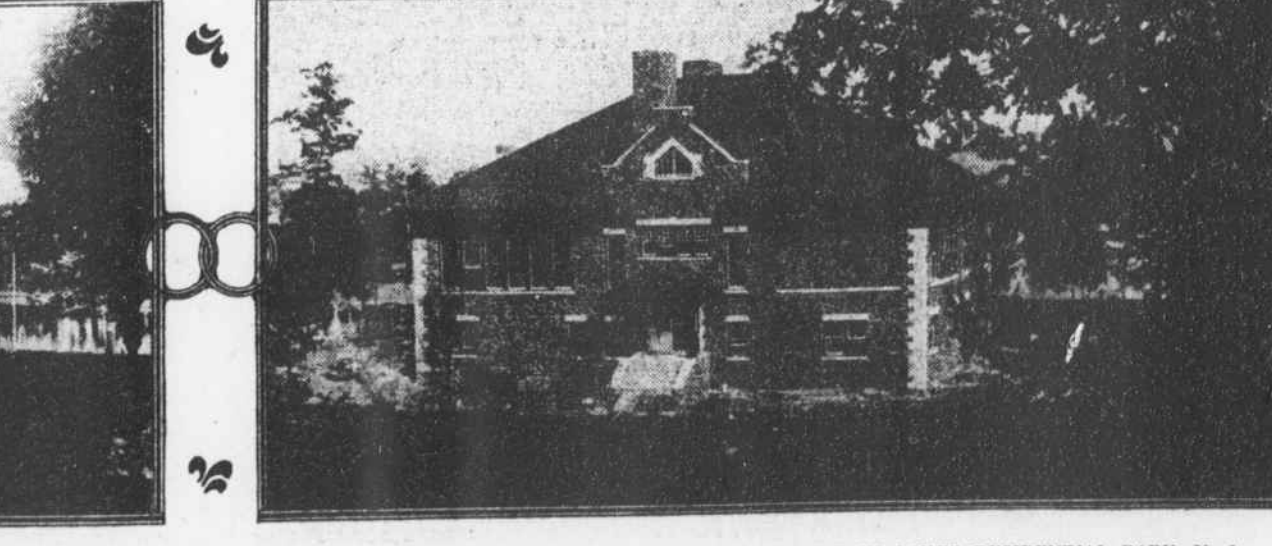
Lessee Gets Option to Purchase the Property.

**Larger Brightwaters Colony.**

From reports received of the increased number of families intending to give up their city homes and live at Brightwaters, Long Island, all year, it is safe to predict that this winter the colony will fully double the number of last winter's residents.



EMIL WESTERBORG'S HOME AT MOUNTAIN LAKES RESIDENTIAL PARK, N. J.



NEW SCHOOLHOUSE OPENED LAST WEEK AT MOUNTAIN LAKES RESIDENTIAL PARK, N. J.

**SYNDICATE BUYS PHILIPSE MANOR**

Purchase Price About \$1,250,000. According to Trustworthy Source.

**NEW OWNERS WESTCHESTER MEN**

Robert E. Farley Organization Takes Charge of Sale and Development of Property.

The real estate world learned officially yesterday that Philippe Manor, a superb residential section at Tarrytown, had been sold. As this is the largest suburban deal reported in many months, it aroused unusual interest in brokerage and investment circles. The manor property is in a famous historical part of the Hudson Valley region.

The property had been purchased from the Three Hundred and Three Fifth Avenue Corporation (Carnegie Foundation), president by a syndicate of Westchester County men, who in turn have retained the Robert E. Farley development organization to take a complete charge of the future development of the property. The Farley organization, which is favorably known for its developments in Westchester County, includes Philipse Manor, Oakland Beach and Nepperhan Heights—is withdrawing at the same time from Halesite, its Long Island development at Huntington, in order to devote its entire time to this new property. It maintains spacious headquarters in the Country Life Permanent Exposition, Grand Central Terminal. The sale was brought about through the efforts of Charles W. Wolf, president of the Frank L. Fisher Company.

Philippe Manor originally was a tract comprising 250 acres, opposite the Tappan Zee, along the eastern shore of the Hudson River, boasting a waterfront of one mile. It is a portion of the domain extending from Spuyten Duyvil up the Hudson to Croton Point, colonized by Dutch settlers, one of the first Dutch settlers, acquired from the Wequaesque Indians, having obtained in 1680 a royal grant from Charles II to purchase land. This tract was the best of the old Colonial manor house and mill—up to whose sides his ships approached after their arrival from Holland.

Philippe Manor was the name of the manor house was Flynpe-His-Castle, and it was erected in 1683 on the banks of Pocomtuck Creek where it emerges from Sleepy Hollow and beyond the Hudson, and prominent bridge immortalized by Irving with his Ichnabog Crane. To-day the dam and battered gates are intact.

Long after the period of the Dutch and Indians came one Dr. Bell, with friends from England. He saw the great future advantages in this location, preferring it to any other along the Hudson, and promptly acquired the property from John Brinkley Walker, then the owner and publisher of "The Cosmopolitan Magazine."

The modern Philippe Manor property has been one of the most successful and conscientiousness and care, five or six years being put upon improvements, at a cost of \$1,250,000, before individual plots were offered for sale. The most elaborate possible improvements, extensive and expensive, were installed. Over five miles of sidewalks, five feet wide, and roads macadamized from curb to curb, are among the modern improvements of the property. In the laying out of the property was to retain forever a view of the river for each house. Ten avenues, sixty feet in width, extend from Hudson to the Tappan Zee, forever in evidence. The heavy, macadam road extends over three and a half miles, and there are five miles of gravelly sidewalks. The present owners acquired the property direct from the English syndicate at a price not officially stated, but which reliable authority gives as approximately \$1,250,000.

The present owners are especially enthusiastic over the fact that Philippe Manor is one of the finest and largest waterfront properties in the suburban Hudson and Hudson Valley region. The Philippe Manor House is now used as a private residence, having been erected as the "Castle of Flynpe" in the early Colonial period, in the middle of the eighteenth century. It is, of course, a most interesting residence, on account of its historic associations. The new management assures progress and success on account of its remarkably brilliant history. It is a property of the highest value, and its present owners are especially enthusiastic over the fact that Philippe Manor is one of the finest and largest waterfront properties in the suburban Hudson and Hudson Valley region.

The new management assures progress and success on account of its remarkably brilliant history. It is a property of the highest value, and its present owners are especially enthusiastic over the fact that Philippe Manor is one of the finest and largest waterfront properties in the suburban Hudson and Hudson Valley region.